

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora.

Homeowners present: Tamara S., Lisette, Teresa S., and Ed C.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:24PM

Owners Requests:

Ed Cora: Curious about status of Gym renovation

Tamara, Lisette, Teresa: All observing the meeting.

Approval of Prior Meeting Minutes: Craig moved to add “multiple bids for floor and bumper guards” Howard moved to accept minutes as presented, Colin seconded. Vote: Colin, Chris, Howard yes, Craig no, Joe abstained

Vendor Evaluation: Commend Joe and Enviroscaping. Broken jet nozzle at spa, Ashley got Steve to repair it right away. Colin moved to replace all spa jet nozzles. Joe seconded. Vote: Joe, Craig, Howard, Colin yes, Chris no. Colin moved to accept bid from Enviroscaping to finish drip conversion and relandscape creek area behind pool house for \$13,150. Chris seconded. Unanimous with Joe abstaining

Landscape Report: Mulching almost done, 7630-7634 sidewalks complete. Joe will meet with Don from beachside to coordinate trash container work. Bat/Owl boxes? Will get bid

Treasurer's Report

	Jan 22	YTD
Total Income	\$69,420.01	\$69,420.01
Op. Expenses	16,823.61	16,823.61

Reserve Expenditures	32,900.00	32,900.00
Total Expenditures	49,723.61	49,723.61
Transfer to Op Reserve	(19,696.40)	(19,696.40)
Transfer from Op Reserve	29,266.00	29,266.00
Transfer to Reserve	(29,266.00)	(29,266.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$2,362,133.75	
Due from Unit Owners	\$3,937.88	
Total Assets	\$2,371,071.63	

Operating Expenses are about 5%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Carport beam repairs invoice: Colin moved to ratify Beachside invoice for \$15,040. Joe seconded. Unanimous. Colin moved to ratify SB Pest invoice for \$3,450 to fertilize trees. Joe seconded. Unanimous. Colin moved to ratify invoice for Enviroscaping for converting pathway from DG to concrete for \$12,000. Chris seconded. Unanimous with Joe abstaining.
- b. Updating governing docs: Chris moved to remove Craig as point of contact with lawyer. Craig isn't point of contact, James is. Colin moved to schedule special meeting on Wednesday 2/23 at 6pm via zoom
- c. 7632 foundation work: In progress
- d. Repairs DG pathway, sidewalks: Joe will give price to powerwash
- e. Gym: Quote from Johnson Fitness for \$9,355.40 for flooring and bumper guard. Colin, Chris, Howard yes. Joe and Craig no. passed. Vendor to be vetted before work is assigned.
- f. Pool facilities & COVID: see vendor evaluation.

- g. Address signs: 7620, 7622, 7626, 7630, 7624 get bids for wooden numbers on buildings.
- h. EV charging: Colin moved to create “Solar Committee” with Tamara and Joe. Howard seconded. Unanimous
- i. #318 new patio cover: Tabled

New Business

- a. Secret Ballots for Board election: mailed on 1/28/22. Tom Doty as Inspector of Elections. Hope to have enough ballots on 3/10/22 to count.
- b. Committees: tabled
- c. Bike Rack Clearing: Chris moved to have a quarterly bike purge. Colin moved to approve 7630 bike rack for \$2,500. Chris seconded. Unanimous with Joe abstaining.
- d. Vehicle covers: none
- e. Book exchange: tabled
- f. #337 front door light: tabled
- g. #135 utility doors: tabled
- h. #225 lattice: Colin moved to approve as long as kept to Association approved design: Joe seconded unanimous
- i. Building plans: tabled
- j. Recording liens: none

Board approved adding #262 request to have metal handrail installed at common pathway / steps. Board approved metal handrail installation for safety purposes.

Next Meeting 3/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:11PM

Submitted by: Matt Mora